

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Will County

State: IL

PJ's Total HOME Allocation Received: \$7,853,906

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 17			
% of Funds Committed	94.88 %	98.73 %	9	94.94 %	51	53	
% of Funds Disbursed	86.17 %	91.70 %	12	84.35 %	45	47	
Leveraging Ratio for Rental Activities	10.14	2.84	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	92.11 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	88.09 %	86.59 %	8	68.05 %	80	84	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	94.34 %	81.13 %	6	79.65 %	72	79	
% of 0-30% AMI Renters to All Renters***	50.94 %	48.64 %	8	44.76 %	59	63	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.11 %	92.92 %	11	94.31 %	42	47	
Overall Ranking:			In State:	3 / 17	Nationally:	91	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$6,754	\$31,017		\$25,245	159 Units	24.60 %	
Homebuyer Unit	\$9,351	\$12,761		\$14,395	289 Units	44.70 %	
Homeowner-Rehab Unit	\$18,487	\$21,375		\$20,186	29 Units	4.50 %	
TBRA Unit	\$7,460	\$3,282		\$3,142	170 Units	26.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Will County IL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$75,211	\$60,377	\$18,481
State:*	\$101,673	\$83,973	\$25,300
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.1

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	68.6	57.1	62.1	52.9
Black/African American:	27.6	30.4	31.0	41.2
Asian:	0.0	0.3	0.0	0.0
American Indian/Alaska Native:	0.6	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.6
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.3	0.0	1.8
Asian/Pacific Islander:	0.0	1.7	0.0	0.0

ETHNICITY:

Hispanic	3.2	10.0	6.9	3.5
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HOUSEHOLD SIZE:

1 Person:	94.2	22.8	27.6	40.0
2 Persons:	4.5	17.3	24.1	21.2
3 Persons:	0.0	21.5	17.2	16.5
4 Persons:	1.3	22.1	17.2	12.4
5 Persons:	0.0	10.0	3.4	8.2
6 Persons:	0.0	3.8	3.4	1.2
7 Persons:	0.0	0.7	3.4	0.6
8 or more Persons:	0.0	1.7	3.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	39.7	22.8	13.8	54.1
Elderly:	59.0	0.7	24.1	2.4
Related/Single Parent:	0.6	42.6	34.5	28.2
Related/Two Parent:	0.6	31.5	24.1	8.2
Other:	0.0	2.4	3.4	7.1

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	3.2	0.0 [#]
HOME TBRA:	1.3	
Other:	19.2	
No Assistance:	76.3	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Will County

State: IL

Group Rank: 91
(Percentile)

State Rank: 3 / 17 PJs

Overall Rank: 91
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	88.09	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	94.34	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	98.11	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.33	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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